

# **1. INTRODUCTION, PURPOSE AND SCOPE OF PLAN**

## **PURPOSE OF A PLAN OF CONSERVATION AND DEVELOPMENT**

Chapter 126, Section 8-23, of the Connecticut General Statutes requires that a planning and zoning commission “*prepare, adopt and amend a plan of development for the municipality*”. The purpose of the Town Plan of Conservation and Development is to record the best thinking of the Town as to its future growth and to give direction to both public and private development. The Plan should encompass a long term vision of the community but also offer guidance for short term decision making.

While future oriented, a Plan of Conservation and Development reflects the goals and objectives of a community at a certain point in time, reflecting changes in economic conditions, lifestyles, goals and objectives of a community. In recognition of this, the State statutes require that the Plan be updated at least every 10 years. The latest Enfield Plan of Development was adopted in 1987. The Town is a very different place today and conditions in the town and region have changed dramatically. The Plan of Conservation and Development needs to reflect contemporary conditions.

## **PLAN OF CONSERVATION AND DEVELOPMENT - STATUTORY REQUIREMENTS**

The standards for municipal plans of conservation and development in Connecticut are set forth in Chapter 126, Section 8-23, of the Connecticut General Statutes. The major provisions of this Statute which may be applicable to Enfield are the following:

1. A Plan of Conservation and Development is required for all municipalities.
2. The Plan of Conservation and Development shall be reviewed and updated at least once every ten years.
3. The Plan of Conservation and Development shall include the following:
  - Commission’s recommendations for the most desirable land use within the municipality.
  - Commission’s recommendations for the most desirable density of population in the several parts of the municipality.
  - Take into account the State Plan of Conservation and Development and note any inconsistencies.
  - Make provisions for the development of housing opportunities, including opportunities for multi-family dwellings consistent with natural and built capacities.

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- Promote housing choice and economic diversity in housing, including housing for low and moderate income households.
- A statement of policies, goals and standards for the physical and economic development of the municipality.
- Consideration of the need for affordable housing.
- Consideration of the need to protect existing and potential drinking water supplies.
- Promote the greatest efficiency and economy through the coordinated development of the municipality and the general welfare and prosperity of its people.
- In municipalities which twenty percent or more is existing preservation area, conservation area or rural land as defined in the State Plan, the Commission shall consider use of cluster development to the extent consistent with the natural and built capacities of the town.

### SCOPE OF THE 1999 UPDATE

The Plan which is presented here addresses all of the required statutory items. Additionally, the 1999 Plan of Conservation and Development includes analysis and recommendations on optional items.

- System of principal thoroughfares, highways, bridges, streets and other public ways, including sidewalks and bikeways.
- Parks, playgrounds and public grounds.
- General location, relocation and improvement of public buildings.
- General location and extent of public utilities.
- Strategic plans for redevelopment and improvement of selected neighborhood districts.
- A plan for open space acquisition and greenways protection and development.

The recommendations in the Plan have been developed after a review of changed conditions since the last update to the Plan in 1987. Community opinion was also surveyed, neighborhood meetings were held and an Advisory Committee was established to provide a current sense of community concerns and priorities.